



ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

September 16, 2010

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt Negative Declaration(s) in accordance with the California Environmental Quality Act for the following project(s). The proposed Negative Declaration(s) can be reviewed on the World Wide Web at http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html, at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and the public library(ies) listed below. Comments on these proposed Negative Declaration(s) must be sent to the DPLU address listed above and should reference the project number and name.

DICTIONARY HILL MARIA REZONE 3600 08-002 (REZ); 3500 10-010 (STP);_LOG NO. 08-19-003. The project is a Rezone to change the setback requirements on nine existing lots, totaling less than one acre in size, located at Maria Avenue and San Carlos Street in the Spring Valley Community Plan area. The front yard setbacks would be reduced from 60' to 50' and the interior side yard setbacks would be reduced from 15' to 5'. The project includes a site plan that will require an 8' high wall to be constructed along the southern boundary of the project site. The site is subject to the General Plan Regional Category (EDA) Estate Development Area, Land Use Designation (6) Residential - 7.3 du/ac. Zoning for the site is A-70 with an 8-acre minimum lot size. The project would be served by sewer from Spring Valley Sanitation District and imported water from the Otay Water District. The lots must annex into the San Diego County Street Lighting District. Comments on this proposed Negative Declaration must be received no later than **October 15, 2010 at 4:00 p.m.** (a 30-day public review period). This proposed Mitigated Negative Declaration can also be reviewed at the Spring Valley Branch Library, located at 836 Kempton Street, Spring Valley, CA 91977. For additional information, please contact Larry Hofreiter at (858) 694-8846 or by e-mail at Larry.Hofreiter@sdcounty.ca.gov.

